

Item # 46

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Plat approval for Ashford Park Townhomes, Replat One

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Cynthia Sweet *(initials)* EXT. 7443

Agenda Date 12/9/03 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approve the final plat for Ashford Park Townhomes, Replat One, containing 158 residential lots zoned PUD on a 15.197 acre parcel within the Trinity Retail Center Planned Unit Development located at the south end of Tuskawilla Road and south side of Aloma Avenue (SR 426) and approximately ¼ mile west of SR 417 in Section 36, Township 21 S, Range 30 E – Centex Homes, Jill Galdeiri, applicant.

District 1 – Maloy (Cynthia Sweet, Planner) *(initials)*

BACKGROUND:

The site is located at the south end of Tuskawilla Road and south side of Aloma Avenue (SR 426) and approximately ¼ mile west of SR 417 in Section 36, Township 21 S, and Range 30 E.

The applicant, Centex Homes, Jill Galdeiri, is requesting approval of the Final Plat of Ashford Park Townhomes, Replat One. A replat of Ashford Park Townhomes as recorded in Plat Book 63, Pages 28 through 34, is needed to correct the lot dimensions of three 8-unit buildings. The plat consists of 158 residential lots zoned PUD (Planned Unit Development) on a 15.197 acre parcel. The lot sizes were changed for the interior lots from 21.33 feet to 20 feet and for the exterior lots from 20 feet to 21.33 feet.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Trinity Retail Center Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Ashford Park Townhomes, Replat One.

District 1 - Maloy

Reviewed by: <u><i>KCC</i></u>
Co Atty: <u><i>LL</i></u>
DFS: <u><i>SS</i></u>
Other: <u><i>LL</i></u>
DCM: <u><i>SS</i></u>
CM: <u><i>LL</i></u>
File No. <u>cpdd02</u>

Attachments: Reduced copy of plat - Exhibit A
Location map - Exhibit B

ASHFORD PARK TOWNHOMES, REPLAT ONE

A REPLAT OF ASHFORD PARK TOWNHOMES AS PER PLAT THEREOF AS RECORDED
IN PLAT BOOK 63, PAGE 28 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
AND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

DESCRIPTION

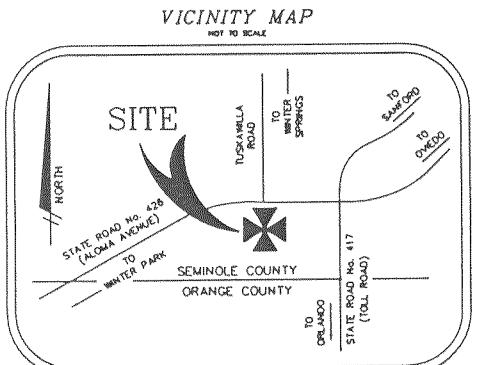
ASHFORD PARK TOWNHOMES, as per plat thereof as recorded in Plat Book 63, Page 28 of the Public Records of Seminole County, Florida and lying in Section 36, Township 21 South, Range 30 East, Seminole County, Florida and being more particularly described as follows:

COMMENCE at East 1/4 corner of Section 36, Township 21 South, Range 30 East, Seminole County, Florida and run South 89°23'01" West along the North line of the Southeast 1/4 for a distance of 857.05 feet; thence departing said North line and run South 00°40'55" East along the East line of the West 335.5 yards (466.50 feet) of the West 311 feet (933.00 feet) of the North 311 feet (466.50 feet) of the Northwest 1/4 of the Northeast 1/4 of the aforesaid Section 36 for a distance of 330.36 feet to the Point of Beginning at the Southeast corner of Lot 1, Trinity Center as per plat thereof as recorded in Plat Book 61, Page 92 of the Public Records of Seminole County, Florida thence run around the perimeter of the aforesaid plot of ASHFORD PARK TOWNHOMES for the following courses: continue South 00°40'55" East along said East line for a distance of 574.62 feet; thence run South 89°23'01" West along the South line of the Southeast 1/4 for a distance of 833.00 feet; thence run South 00°40'55" East along said East line for a distance of 555 yards (466.50 feet); thence run South 89°23'01" West along the South line of the Southeast 1/4 of the aforesaid Section 36 for a distance of 330.36 feet; thence run South 00°40'55" East along the East line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of the aforesaid Section 36 for a distance of 377.44 feet; thence run South 89°10'23" West along the South line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of the aforesaid Section 36 for a distance of 330.36 feet; thence run North 00°40'55" West along the West line of the East 1/4 of the Northwest 1/4 of the aforesaid Section 36 for a distance of 1139.93 feet thence run North 89°17'21" East, 257.71 feet, along the South line of Tract "A", Trinity Center as per plat thereof as recorded in Plat Book 61, Page 92 of the Public Records of Seminole County, Florida; thence run North 00°45'43" West along the East line of the aforesaid Tract "A" for a distance of 102.17 feet to a point on the South right of way line of State Road No. 426, Orange Avenue, Winter Park, Florida, running generally Right of way Map (Section 77060-2516) thence run North 89°14'05" East along said right of way line for a distance of 86.67 feet; thence run South 58°17'27" East along the Southerly right of way line of State Road No. 426 on the Florida Department of Transportation Line of Lot 1 of the aforesaid Tract Center as per Plat Book 61, Page 92 East along the South line of Lot 1 for a distance of 276.72 feet; thence run North 89°18'58" East along the South line of the aforesaid Lot 1 for a distance of 431.90 feet to the POINT OF BEGINNING.

Containing 15.197 Acres, more or less.

SYMBOLS LEGEND

- DENOTES SET CONCRETE MONUMENT (PRM P.CP LB3778)
- DENOTES RECOVERED CONCRETE MONUMENT (PRM P.CP LB3778)
(UNLESS OTHERWISE NOTED)
- DENOTES SET NAIL & DISK (PRM P.CP LB3778)
- DENOTES P.C., P.T., CHANGE IN DIRECTION, ETC.
(NO CORNER SET)
- DENOTES FLORIDA EAST ZONE STATE PLANE COORDINATE
(SEE CHART FOR COORDINATES)



Tinklepaugh
SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0957 Fax No. (407) 422-6915
LICENSED BUSINESS No. 3778

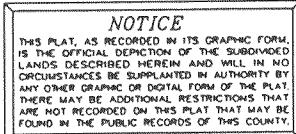
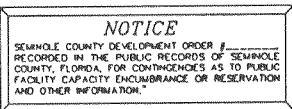
NOTES

Bearings are based on the East line of the Southeast 1/4 as being N 00°34'41" W.
State Plane Coordinate Listings are based on Seminole County Control Data for Global Positioning System points 0186 & 0187.

This is a Replat to modify Lots 55, 56, 82, 83, 90 & 91 from 21.33 feet in width to 20.00 feet in width.

ABBREVIATIONS

LB	LICENSED BUSINESS
R.L.S.	REGISTERED LAND SURVEYOR
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
(R)	RADIAL
(W)	NON RADIAL
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
R	RADIUS
Δ	DELTA
Δ	ARC LENGTH
L	CHORD DISTANCE
Ch.	CHORD BEARING
TAN. BIRD.	CENTERLINE
DN. BIRD.	GEODETIC INFORMATION SYSTEM
□	OFFICIAL RECORDS BOOK
PG.	PLAT BOOK PAGE
P.D.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the foregoing plot was approved by the Board of County Commissioners of Seminole County, Florida.

By _____
Chairman of the Board
Printed Name: _____

By _____
Clerk of the Board
Printed Name: _____

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plot and find it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ File No. _____

Clerk of the Circuit Court
In and for Seminole County, Florida

BT _____
Printed Name: _____

COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

STEVE L. MESSELS, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

DATE: _____

PLAT

BOOK

PAGE

ASHFORD PARK TOWNHOMES, REPLAT ONE DEDICATION

This is to certify that the aforesigned, Center Homes, a Nevada corporation, Mono-Center Partner, (hereafter referred to as "Owner") is the lawful Owner of lands described in the caption herein, and it has caused the same to be surveyed, and the plat, made in accordance with said survey, is hereby filed as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to Seminole County (the "County") or to the public or for any public use, except as follows: All rights & easements shown on this plat and will not be required for public use and such rights & easements will not and will not be a part of the county system of public roads. None of the property designated as "Common Area" on this plat is required for public use; and such "Common Area" is not and will not be a part of County system of public roads. Said Common Areas are instead part of "Common Area" created by this plat and will be subject to the Covenants & Conditions and Restrictions of Ashford Park Townhomes (hereafter referred to as the "Declaration"). Said Common Areas shall remain private and the sole & exclusive property of Owner, its successors and assigns.

Owner does hereby grant to the present and future owners of the lots 1 thru 158 (inclusive), and their guests, invitees, domestic help, and to their pick up, and fire protection services, police, and other authorities of the United States Mail Carriers, representatives of utility companies serving the lands contained within this plat, the right to lay, maintain and use the lines, pipes, cables, conduits, fixtures, structures and easements made from time to time designating the non-exclusive and perpetual right of ingress and egress over and across roads and sidewalks, as they may from time to time be constructed on Tracts A, C, D, E, F, G, H, I, J, K, L and M of the Common Area. Tracts A, B, C, D, F, G, H, I, J, K, L and M shall be owned and maintained by the homeowner association.

Owner, in recording this plat, has created the "Common Area" shown herein, which is part of the "Common Area" described in the Declaration. Said "Common Area" is not dedicated for the use and enjoyment of the general public, but use is reserved for the common use and enjoyment of the property owners of Ashford Park Townhomes. The exact name and extent of, and the reservations and restrictions on, such common use and enjoyment are more fully set forth in this plat and in the Declaration.

NOTWITHSTANDING the foregoing, an emergency access easement in the private storm drainage system over Tracts A, B, C, D, E, F, G, H, I, J, K, L and M, and the various easements shown on this plat are hereby dedicated to County for emergency maintenance purposes in the event inadequate maintenance of the private storm drainage system creates a hazard to the public health, safety and general welfare. The emergency access easement granted above does impose any obligation, burden, responsibility or liability upon the County enter upon the subject property and take any action to repair or maintain private drainage system, a non-exclusive easement, and the right to cross over Tracts A, B, C, D, E, F, G, H, I, J, K, L and M and utility easements shown on this plat are hereby dedicated to the County for use by all public utilities for the purpose of constructing, maintaining, and replacing its respective facilities servicing the lands encompassed by this plat.

IN WITNESS WHEREOF, Center Homes has caused there presents be signed and attested to or witnessed by the officer named below on the _____ day of _____, 2003.

WITNESSES:

CENTEX HOMES, a Nevada General
PARTNERSHIP

Name: _____
By Center Real Estate Corporation, a New
corporation, its Managing General Partner
Name: _____
By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____, 2003, by _____ of Centex Real Estate Corporation, Nevada corporation, managing general partner of Center Homes, a New corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Print Name: _____
Name: _____

Notary Public, State of Florida
Commission No.: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed registered land surveyor, does hereby certify that on _____ he completed the survey of the lands as shown on the foregoing plat or plan that said plat is a true and correct representation of the lands therein described and plotted and includes all permanent reference monuments have been placed on or shown thereon as required by Chapter 177, Florida Statutes; that said land is located in Seminole County, Florida. Prepared in compliance with the provisions of Chapter 177, Florida Statutes.

SIGNATURE _____
NAME: Gerald F. Lherneau P.L.S. Reg. No. 3517

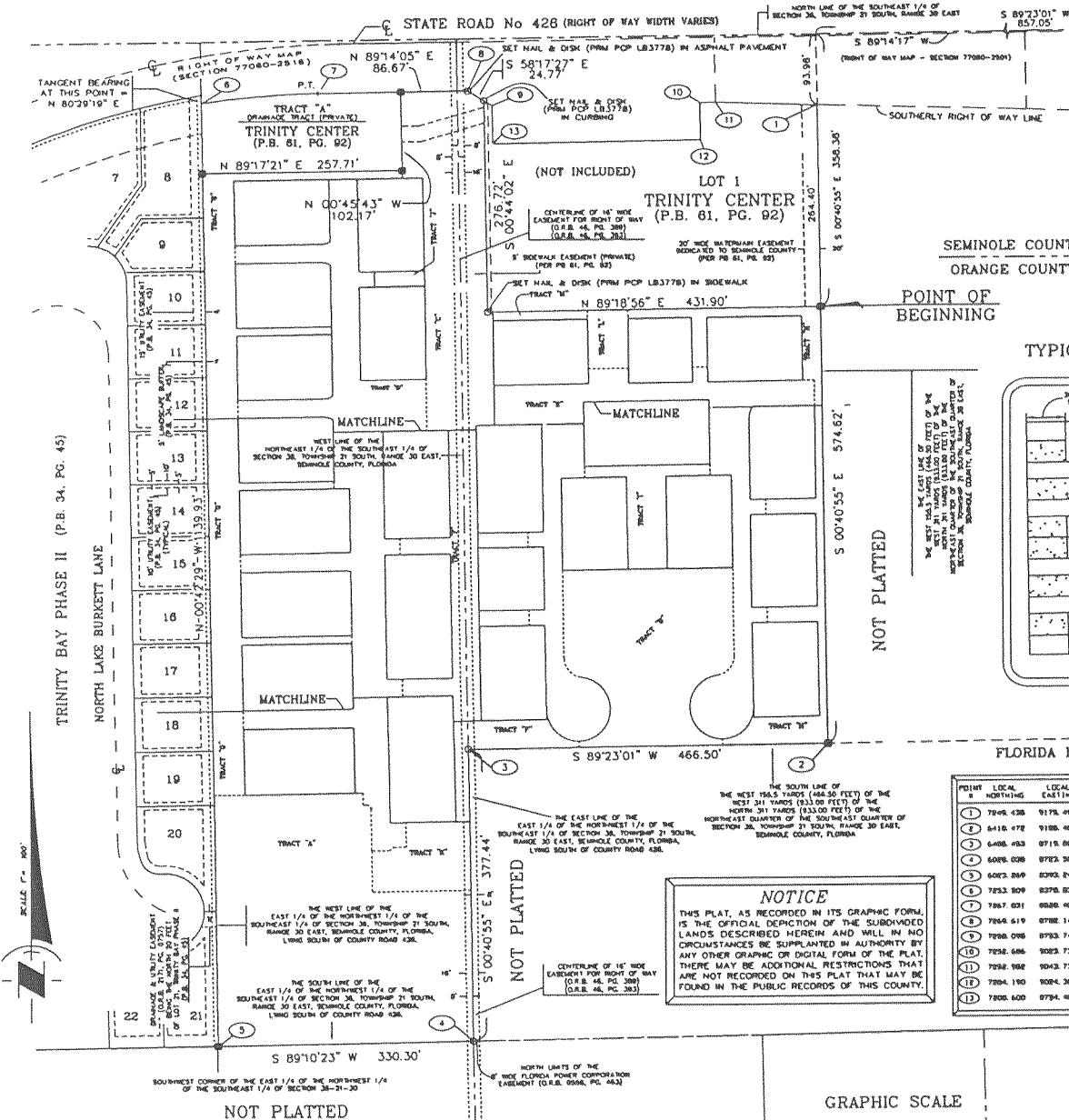
TINKLEPAUGH SURVEYING SERVICES, INC.
379 W. MICHIGAN STREET, SUITE 208 • ORLANDO, FLORIDA 32806
telephone (407) 422-0957 fax (407) 422-6915
LICENSED BUSINESS No. 3778

ASHFORD PARK TOWNHOMES, REPLAT ONE SHEET 2 OF 7

A REPLAT OF ASHFORD PARK TOWNHOMES AS PER PLAT THEREOF AS RECORDED
IN PLAT BOOK 63, PAGE 28 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
AND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

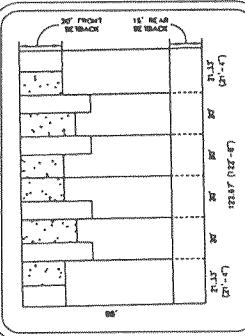
PLAT
BOOK

PAGE

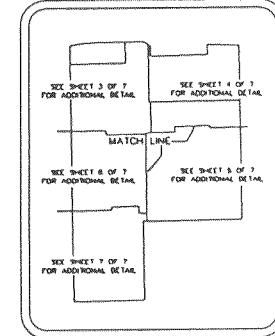


ORANGE
POINT OF
GINNING

**TYPICAL LOT LAYOUT
(NOT TO SCALE)**



SHEET INDEX
(NOT TO SCALE)



FLORIDA EAST ZONE STATE PLANE COORDINATE INFORMATION
(BASED ON NORTH AMERICAN DATUM OF 1983)

POLYID	LOCAL N E NORTHING	LOCAL E EASTING	LATITUDE	LONGITUDE	THREE-DIMENSIONAL COMPARISON	SCALE FACTOR	STATE PLANE NORTHING	STATE PLANE EASTING	POLYID
1	7894.326	9178.984	88-27-06.15	81-19-52.62	-0-07-36.28	0.99994937	1036742.995	871205.495	1
2	8416.478	9189.409	88-26-57.00	81-19-52.62	-0-07-36.28	0.99994937	1036870.033	871205.631	2
3	8416.478	9189.409	88-26-57.00	81-19-53.75	-0-07-38.66	0.99994937	1036767.917	870819.233	3
4	8405.508	8723.302	88-26-54.00	81-19-53.75	-0-07-38.60	0.99994937	1036299.243	870808.372	4
5	8402.249	8723.149	88-26-53.94	81-19-51.27	-0-07-40.37	0.99994937	1036296.156	870745.272	5
6	8783.909	8278.879	88-27-06.18	81-18-01.37	-0-07-43.57	0.99994997	1037674.894	870178.074	6
7	7867.031	8278.879	88-27-07.08	81-18-01.37	-0-07-43.57	0.99994997	1037636.807	870178.333	7
8	7864.919	8278.147	88-27-07.21	81-18-01.77	-0-07-43.78	0.99994937	1037640.814	870180.914	8
9	7950.049	8723.747	88-27-07.18	81-18-27.32	-0-07-38.36	0.99994919	1037681.527	870847.779	9
10	7926.464	8023.736	88-27-06.17	81-18-59.43	-0-07-37.10	0.999949467	1037638.099	871117.781	10
11	7794.182	9043.738	88-27-06.17	81-19-54.18	-0-07-36.99	0.999949463	1037636.304	871117.781	11
12	7850.460	1003.381	88-27-06.84	81-19-54.31	-0-07-37.27	0.999949464	1037737.764	371118.727	12
13	7870.460	8794.498	88-27-06.83	81-19-57.34	-0-07-38.34	0.999949119	1037658.037	370848.779	13

GRAPHIC SCALE

Tinklepaugh

SURVEYING SERVICES, INC.

378 W. Michigan Street, Suite 208 • Orlando, Florida 32801

11-16-673 100-20548 P N (10%) 423 8016

Phone No. (407) 422-0957 Fax No. (407) 422-8815
LICENSED BUSINESS No. 33738

ASHFORD PARK TOWNHOMES, REPLAT ONE

* SHEET 3 OF 7

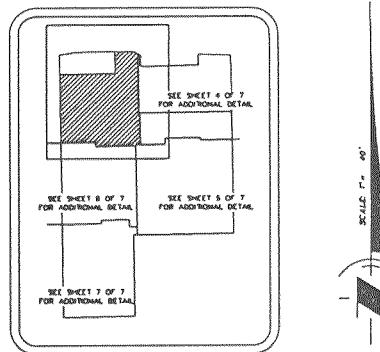
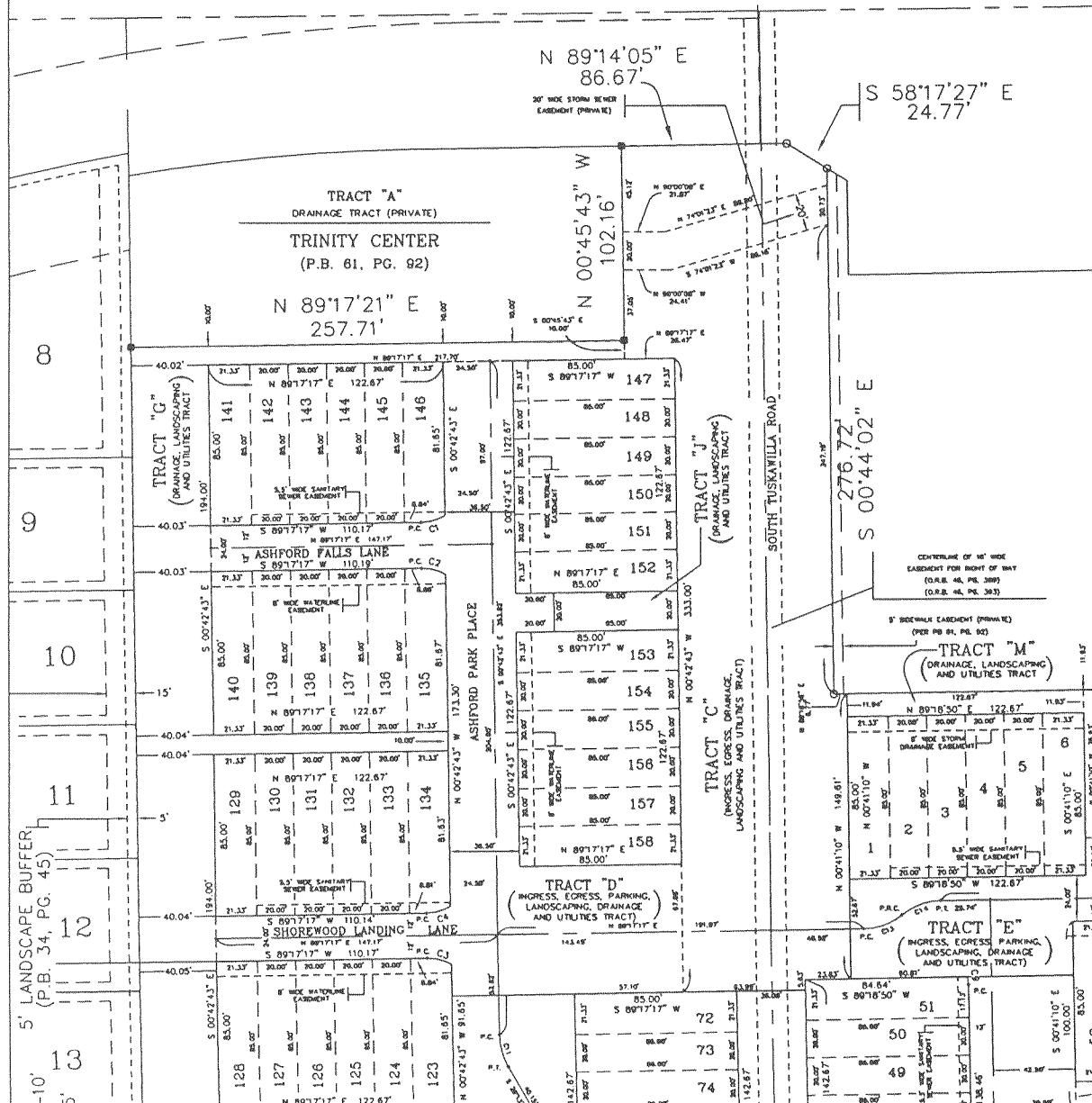
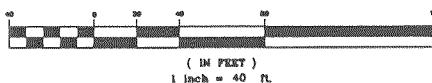
A REPLAT OF ASHFORD PARK TOWNHOMES AS PER PLAT THEREOF AS RECORDED
IN PLAT BOOK 63, PAGE 28 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
AND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT

PAGE

SHEET INDEX

GRAPHIC SCALE



EQUATION TABLE							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	Q30/RD	Q30/RD	Q30/D
C1	25.00	13.09	2823.34°	0.76	M .7471772° F		12.94
C2	25.00	13.08	2823.45°	0.66	M .7524455° F		12.91
C3	25.00	13.07	2823.46°	0.56	M .7577138° F		12.88
C4	25.00	13.07	2823.47°	0.46	M .7632821° F		12.87
C5	25.00	4.53	1022.24°	2.77	M .8498000° F		4.52
C6	25.00	4.53	1022.25°	2.78	M .8533177° F		4.51
C7	25.00	4.53	1022.26°	2.79	M .8568354° F		4.50
C8	25.00	4.53	1022.27°	2.80	M .8603531° F		4.49
C9	25.00	4.53	1022.28°	2.13	M .8638708° F		4.27
C10	25.00	4.53	1022.29°	1.03	M .8673885° F		4.07
C11	25.00	17.93	2820.95°	0.15	M .1575010° F		17.73
C12	34.00	16.78	2820.96°	0.18	M .1575010° F		17.73
C13	32.00	21.78	2820.97°	11.82	M .1618256° F		21.78
C14	32.00	21.78	2820.98°	11.83	M .1618256° F		21.78
C15	100.00	.784	4510.04°	11.85	M .3321817° F		70.91
C16	100.00	.784	4510.05°	11.86	M .3321817° F		70.91
C17	100.00	.784	4510.06°	11.87	M .3321817° F		70.91
C18	100.00	.784	4510.07°	11.88	M .3321817° F		70.91
C19	100.00	.784	4510.08°	11.89	M .3321817° F		70.91
C20	15.00	34.44	2812.17°	22.32	M .2425243° F		33.50
C21	25.00	34.44	2812.17°	22.33	M .3119437° F		33.50
C22	34.00	34.44	2812.17°	22.34	M .3119437° F		33.50
C23	43.00	34.44	2812.17°	22.35	M .3119437° F		33.50
C24	52.00	34.44	2812.17°	22.36	M .3119437° F		33.50
C25	61.00	34.44	2812.17°	22.37	M .3119437° F		33.50
C26	70.00	34.44	2812.17°	22.38	M .3119437° F		33.50
C27	79.00	34.44	2812.17°	22.39	M .3119437° F		33.50
C28	88.00	34.44	2812.17°	22.40	M .3119437° F		33.50
C29	97.00	34.44	2812.17°	22.41	M .3119437° F		33.50
C30	106.00	34.44	2812.17°	22.42	M .3119437° F		33.50
C31	115.00	34.44	2812.17°	22.43	M .3119437° F		33.50
C32	124.00	34.44	2812.17°	22.44	M .3119437° F		33.50
C33	133.00	34.44	2812.17°	22.45	M .3119437° F		33.50
C34	142.00	34.44	2812.17°	22.46	M .3119437° F		33.50
C35	151.00	34.44	2812.17°	22.47	M .3119437° F		33.50
C36	160.00	34.44	2812.17°	22.48	M .3119437° F		33.50
C37	169.00	34.44	2812.17°	22.49	M .3119437° F		33.50
C38	178.00	34.44	2812.17°	22.50	M .3119437° F		33.50
C39	187.00	34.44	2812.17°	22.51	M .3119437° F		33.50
C40	196.00	34.44	2812.17°	22.52	M .3119437° F		33.50
C41	205.00	34.44	2812.17°	22.53	M .3119437° F		33.50
C42	214.00	34.44	2812.17°	22.54	M .3119437° F		33.50
C43	223.00	34.44	2812.17°	22.55	M .3119437° F		33.50
C44	232.00	34.44	2812.17°	22.56	M .3119437° F		33.50
C45	241.00	34.44	2812.17°	22.57	M .3119437° F		33.50
C46	250.00	34.44	2812.17°	22.58	M .3119437° F		33.50
C47	259.00	34.44	2812.17°	22.59	M .3119437° F		33.50
C48	268.00	34.44	2812.17°	22.60	M .3119437° F		33.50
C49	277.00	34.44	2812.17°	22.61	M .3119437° F		33.50
C50	286.00	34.44	2812.17°	22.62	M .3119437° F		33.50
C51	295.00	34.44	2812.17°	22.63	M .3119437° F		33.50
C52	304.00	34.44	2812.17°	22.64	M .3119437° F		33.50
C53	313.00	34.44	2812.17°	22.65	M .3119437° F		33.50
C54	322.00	34.44	2812.17°	22.66	M .3119437° F		33.50
C55	331.00	34.44	2812.17°	22.67	M .3119437° F		33.50
C56	340.00	34.44	2812.17°	22.68	M .3119437° F		33.50
C57	349.00	34.44	2812.17°	22.69	M .3119437° F		33.50
C58	358.00	34.44	2812.17°	22.70	M .3119437° F		33.50
C59	367.00	34.44	2812.17°	22.71	M .3119437° F		33.50
C60	376.00	34.44	2812.17°	22.72	M .3119437° F		33.50
C61	385.00	34.44	2812.17°	22.73	M .3119437° F		33.50
C62	394.00	34.44	2812.17°	22.74	M .3119437° F		33.50
C63	403.00	34.44	2812.17°	22.75	M .3119437° F		33.50
C64	412.00	34.44	2812.17°	22.76	M .3119437° F		33.50
C65	421.00	34.44	2812.17°	22.77	M .3119437° F		33.50
C66	430.00	34.44	2812.17°	22.78	M .3119437° F		33.50
C67	439.00	34.44	2812.17°	22.79	M .3119437° F		33.50
C68	448.00	34.44	2812.17°	22.80	M .3119437° F		33.50
C69	457.00	34.44	2812.17°	22.81	M .3119437° F		33.50
C70	466.00	34.44	2812.17°	22.82	M .3119437° F		33.50
C71	475.00	34.44	2812.17°	22.83	M .3119437° F		33.50
C72	484.00	34.44	2812.17°	22.84	M .3119437° F		33.50
C73	493.00	34.44	2812.17°	22.85	M .3119437° F		33.50
C74	502.00	34.44	2812.17°	22.86	M .3119437° F		33.50
C75	511.00	34.44	2812.17°	22.87	M .3119437° F		33.50
C76	520.00	34.44	2812.17°	22.88	M .3119437° F		33.50
C77	529.00	34.44	2812.17°	22.89	M .3119437° F		33.50
C78	538.00	34.44	2812.17°	22.90	M .3119437° F		33.50
C79	547.00	34.44	2812.17°	22.91	M .3119437° F		33.50
C80	556.00	34.44	2812.17°	22.92	M .3119437° F		33.50
C81	565.00	34.44	2812.17°	22.93	M .3119437° F		33.50
C82	574.00	34.44	2812.17°	22.94	M .3119437° F		33.50
C83	583.00	34.44	2812.17°	22.95	M .3119437° F		33.50
C84	592.00	34.44	2812.17°	22.96	M .3119437° F		33.50
C85	601.00	34.44	2812.17°	22.97	M .3119437° F		33.50
C86	610.00	34.44	2812.17°	22.98	M .3119437° F		33.50
C87	619.00	34.44	2812.17°	22.99	M .3119437° F		33.50
C88	628.00	34.44	2812.17°	23.00	M .3119437° F		33.50

ABBREVIATION LISTING

REC	RECOVERED
IP	IRON PIPE
CM	CONCRETE MONUMENT
PCP	PERMANENT CENTER POINT
PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
N	NOSE
S	SOUTH
E	EAST
W	WEST
R	RADIUS
Δ	DELTA ANGLE
L	ARC LENGTH
CH, BRG.	CHORD BEARING AND DISTANCE
YAN, BRG.	TANGENT ANGLE AND DISTANCE
GTS	GEODETIC INFORMATION SYSTEM
(R)	RADIAL, LIT. LINE

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM,
IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED
LANDS DESCRIBED HEREIN AND WILL IN NO
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Tinklepaugh
SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 - Orlando, Florida 32806

ASHFORD PARK TOWNHOMES, REPLAT ONE

SHEET 4 OF 7

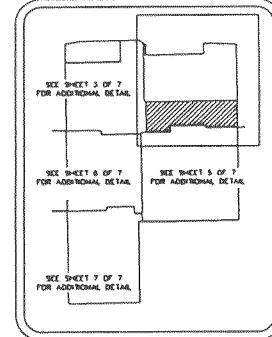
A REPLAT OF ASHFORD PARK TOWNHOMES AS PER PLAT THEREOF AS RECORDED
IN PLAT BOOK 63, PAGE 28 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
AND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT

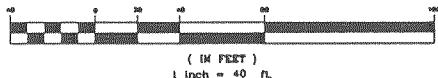
BOOK

PAGE

SHEET INDEX



GRAPHIC SCALE



S 58°17'27" E
24.77'

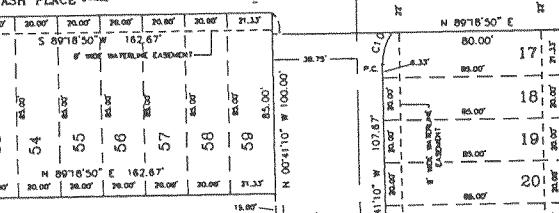
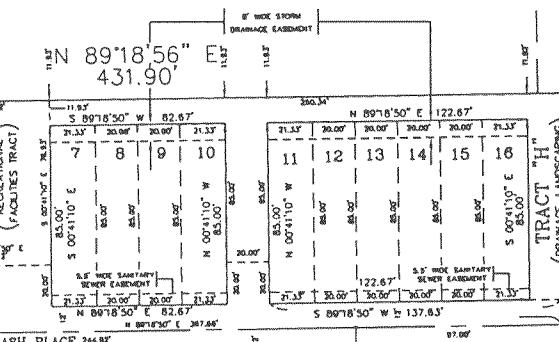
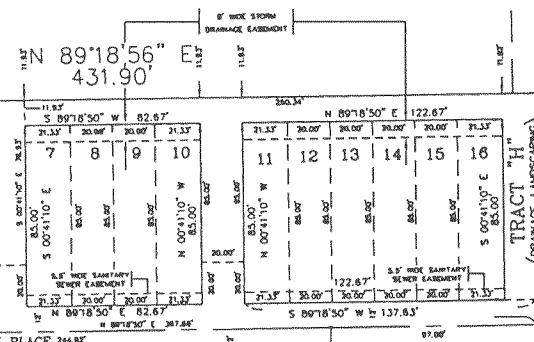
CODERULES OF 40' WIDE
EASEMENT FOR RIGHT OF WAY
(D.R.L. 40, PG. 380)
(D.R.B. 40, PG. 383)

5' WIDE SANITARY
SEWER EASEMENT
(PER PB 61, PG. 92)

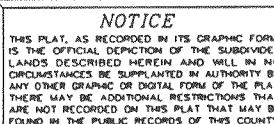
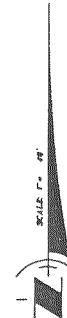
TRACT "M"
(DRAINAGE, LANDSCAPING
AND UTILITIES TRACT)

LOT 1
TRINITY CENTER
(P.B. 61, PG. 92)

20' WIDE WATERLINE EASEMENT
DEDICATED TO SEMINOLE COUNTY
(PER PB 61, PG. 92)



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	81.00	13.08	28.53°45"	8.70	N 73°14'53" E	12.81
C2	45.00	13.08	28.53°45"	8.68	N 73°14'53" E	12.81
C3	25.00	13.08	28.53°45"	8.70	N 73°14'53" E	12.81
C4	25.00	13.08	28.53°45"	8.70	N 73°14'53" E	12.81
C5	25.00	13.08	28.53°45"	8.70	N 73°14'53" E	12.81
C6	25.00	4.33	102.31°00"	2.38	N 83°33'12" W	4.33
C7	25.00	4.33	102.31°00"	2.30	N 83°27'46" W	4.33
C8	25.00	4.33	102.31°00"	2.33	N 83°27'46" W	4.33
C9	25.00	4.33	102.31°00"	2.33	N 83°31'44" W	4.33
C10	25.00	18.09	36.32°18"	8.33	S 17°45'36" W	15.81
C11	25.00	17.83	28.00°25"	8.15	S 14°56'10" E	17.13
C12	25.00	17.83	28.00°25"	8.15	S 14°56'10" E	17.13
C13	25.00	17.79	30.00°34"	11.35	S 88°46'34" E	21.35
C14	37.00	7.80	30.00°34"	11.32	S 88°37'54" E	21.38
C15	100.00	18.09	45.00°04"	41.65	N 25°18'32" W	75.81
C16	100.00	18.09	45.00°04"	41.65	N 25°18'32" W	75.81
C17	25.00	7.80	90.00°00"	3.00	N 43°32'43" W	7.07
C18	4.00	4.33	90.00°00"	4.00	N 43°17'18" W	3.64
C19	4.00	4.33	90.00°00"	4.00	N 43°17'18" W	3.64
C20	25.00	34.44	102.31°27"	22.35	N 43°04'33" E	33.30
C21	25.00	34.44	102.31°27"	22.35	N 43°04'33" E	33.30
C22	41.50	190.87	180.87°27"	48.48	S 47°33'02" W	61.91
C23	41.50	190.87	180.87°27"	48.48	S 47°33'02" W	61.91
C24	41.50	190.87	180.87°27"	48.48	S 47°33'02" W	61.91
C25	41.50	188.74	173.23°28"	74.15	S 02°20'11" W	62.67
C26	41.50	188.74	173.23°28"	74.15	S 02°20'11" W	62.67
C27	41.50	188.74	173.23°28"	74.15	S 02°20'11" W	62.67
C28	41.50	188.74	173.23°28"	74.15	S 02°20'11" W	62.67
C29	41.50	188.74	173.23°28"	74.15	S 02°20'11" W	62.67
C30	41.50	188.74	173.23°28"	74.15	S 02°20'11" W	62.67



ABBREVIATION LISTING

REC	RECOVERED
IP	IRON PILE
CL	CONCRETE ALIGNMENT
PPC	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PCL	POINT OF CROWN CURVATURE
PCL	POINT OF CROWN CURVATURE
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RIGHT
L	LEFT
Δ	DELTA ANGLE
AL	ARC LENGTH
CH. BRG.	CHORD BEARING
TAN. BRG.	TANGENT BEARING
GIS	GEODETIC INFORMATION SYSTEM
(R)	RADIAL LOT LINE

Tinklepaugh
SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Tele. No. (407) 422-0957 Fax No. (407) 422-6915
LICENSED BUSINESS NO. 3778

ASHFORD PARK TOWNHOMES, REPLAT ONE

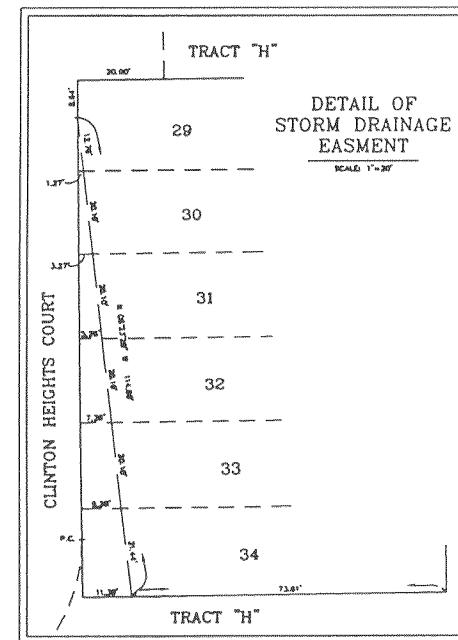
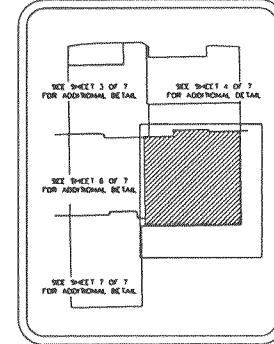
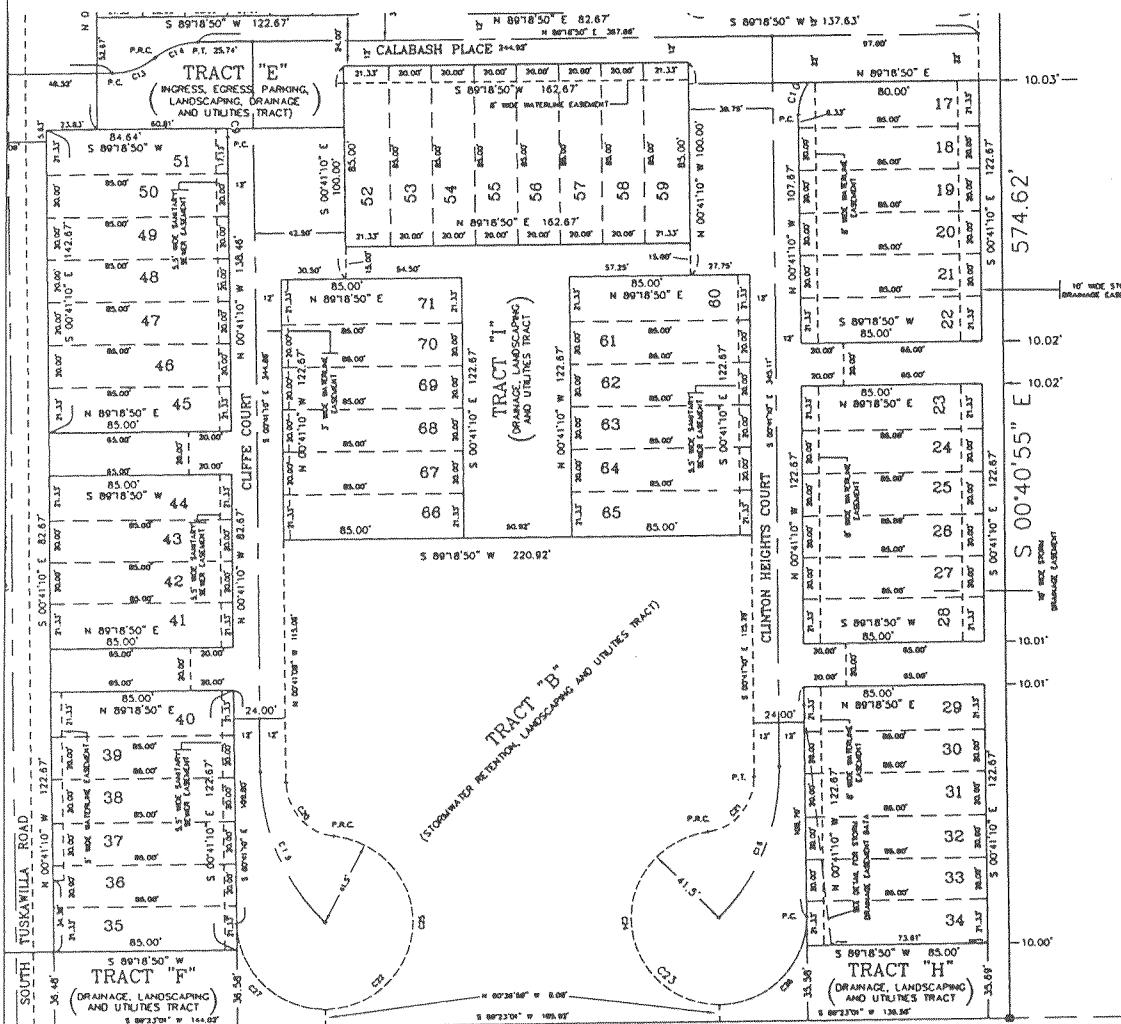
A REPLAT OF ASHFORD PARK TOWNHOMES AS PER PLAT THEREOF AS RECORDED
IN PLAT BOOK 63, PAGE 28 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
AND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 5 OF 7

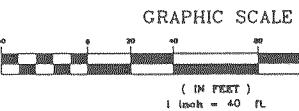
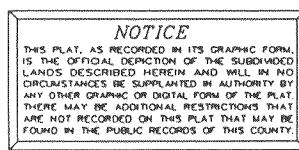
PLAT
BOOK

PAGE

SHEET INDEX



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD ANGLE
C1	25.00	13.08	2230.26	6.70	N 7417.29	12.84
C2	25.00	13.08	2230.26	6.68	N 7514.38	12.91
C3	25.00	13.08	2230.26	6.66	N 7523.27	12.97
C4	25.00	13.08	2230.26	6.64	N 7532.17	13.03
C5	25.00	13.08	2230.26	6.62	N 7541.07	13.09
C6	25.00	13.08	2230.26	6.60	N 7550.97	13.15
C7	25.00	13.08	2230.26	6.58	N 7559.87	13.21
C8	25.00	13.08	2230.26	6.56	N 7568.77	13.27
C9	25.00	13.08	2230.26	6.54	N 7577.67	13.33
C10	25.00	13.08	2230.26	6.52	N 7586.57	13.39
C11	25.00	13.08	2230.26	6.50	N 7595.47	13.45
C12	25.00	13.08	2230.26	6.48	N 7604.37	13.51
C13	25.00	13.08	2230.26	6.46	N 7613.27	13.57
C14	25.00	13.08	2230.26	6.44	N 7622.17	13.63
C15	25.00	13.08	2230.26	6.42	N 7631.07	13.69
C16	25.00	13.08	2230.26	6.40	N 7640.97	13.75
C17	25.00	13.08	2230.26	6.38	N 7649.87	13.81
C18	25.00	13.08	2230.26	6.36	N 7658.77	13.87
C19	25.00	13.08	2230.26	6.34	N 7667.67	13.93
C20	25.00	13.08	2230.26	6.32	N 7676.57	13.99
C21	25.00	13.08	2230.26	6.30	N 7685.47	14.05
C22	25.00	13.08	2230.26	6.28	N 7694.37	14.11
C23	25.00	13.08	2230.26	6.26	N 7703.27	14.17
C24	25.00	13.08	2230.26	6.24	N 7712.17	14.23
C25	25.00	13.08	2230.26	6.22	N 7721.07	14.29
C26	25.00	13.08	2230.26	6.20	N 7730.97	14.35
C27	25.00	13.08	2230.26	6.18	N 7739.87	14.41
C28	25.00	13.08	2230.26	6.16	N 7748.77	14.47
C29	25.00	13.08	2230.26	6.14	N 7757.67	14.53
C30	25.00	13.08	2230.26	6.12	N 7766.57	14.59
C31	25.00	13.08	2230.26	6.10	N 7775.47	14.65
C32	25.00	13.08	2230.26	6.08	N 7784.37	14.71
C33	25.00	13.08	2230.26	6.06	N 7793.27	14.77
C34	25.00	13.08	2230.26	6.04	N 7802.17	14.83



ABBREVIATION LISTING

RBC	RECORDED IRON PIPE
CP	CONCRETE PIPE
PPM	PERMANENT PIPING POINT
PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCT	POINT OF CURVATURE TANGENT
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
H	HORN
S	SOUTH
E	EAST
W	WEST
N	NORTH
L	LINE
D	DELTAL
Δ	ARC LENGTH
L	CHORD LENGTH
R	CHORD RADIUS
θ	CHORD ANGLE
α	CHORD DISTANCE
β	TANGENT BEARING AND DISTANCE
DS	DECODED INFORMATION SYSTEM
DL	RADIAL LOT LINE

Tinklepaugh

SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Tele. No. (407) 422-0057 Fax No. (407) 422-8915

LICENSED BUSINESS No. 3778

ASHFORD PARK TOWNHOMES, REPLAT ONE

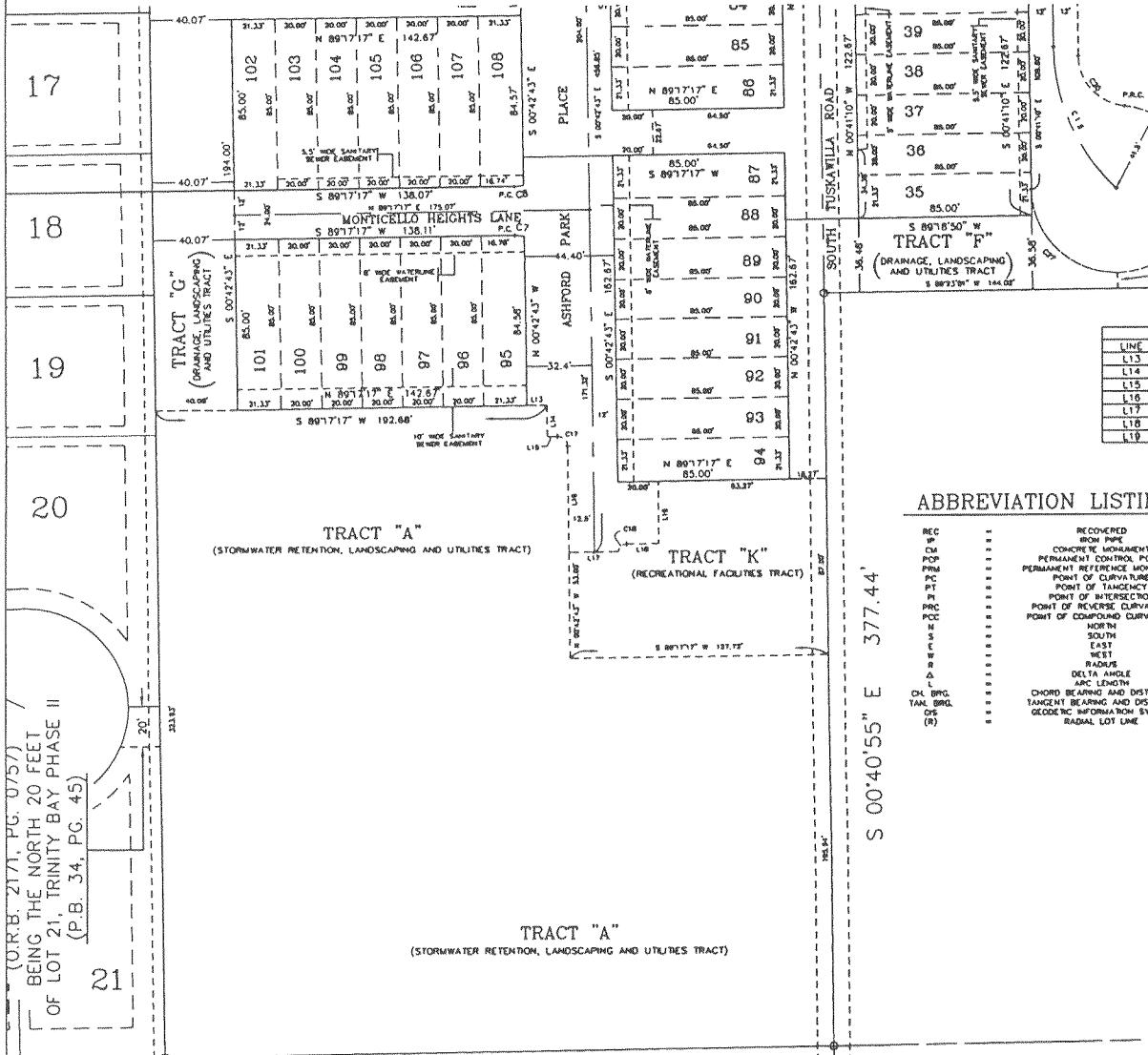
A REPLAT OF ASHFORD PARK TOWNHOMES AS PER PLAT THEREOF AS RECORDED
IN PLAT BOOK 63, PAGE 28 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
AND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 7 OF 7

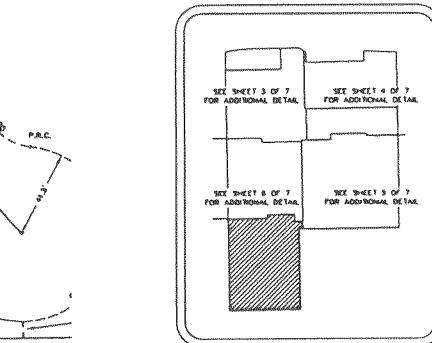
PLAT
BOOK

PAGE

SHEET INDEX



LINE TABLE		
LINE	BEARING	LENGTH
L13	N 89°17'17" E	9.94
L14	S 00°42'43" E	15.52
L15	N 89°17'17" E	4.97
L16	S 00°42'43" E	53.80
L17	N 89°17'17" E	24.50
L18	N 89°17'17" E	16.00
L19	N 00°42'43" W	31.33



SCALE 1/8 MILE

ABBREVIATION LISTING

REC	RECOVERED
CP	CONCRETE MONUMENT
PCP	PERMANENT CONTROL POINT
PPM	PERMANENT PLANE MONUMENT
PT	POINT OF CURVATURE
PTC	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS
A	DELTALINE
L	ARC LENGTH
CH. BRG.	CHORD BEARING
TAN. BRG.	TANGENT BEARING
DS	DISTANCE
(R)	GEODESIC INFORMATION SYSTEM
	RADIAL LOT LINE

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF RECORDING. THIS PLAT MAY, THEREFORE, BE USED AS A RECORDING. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

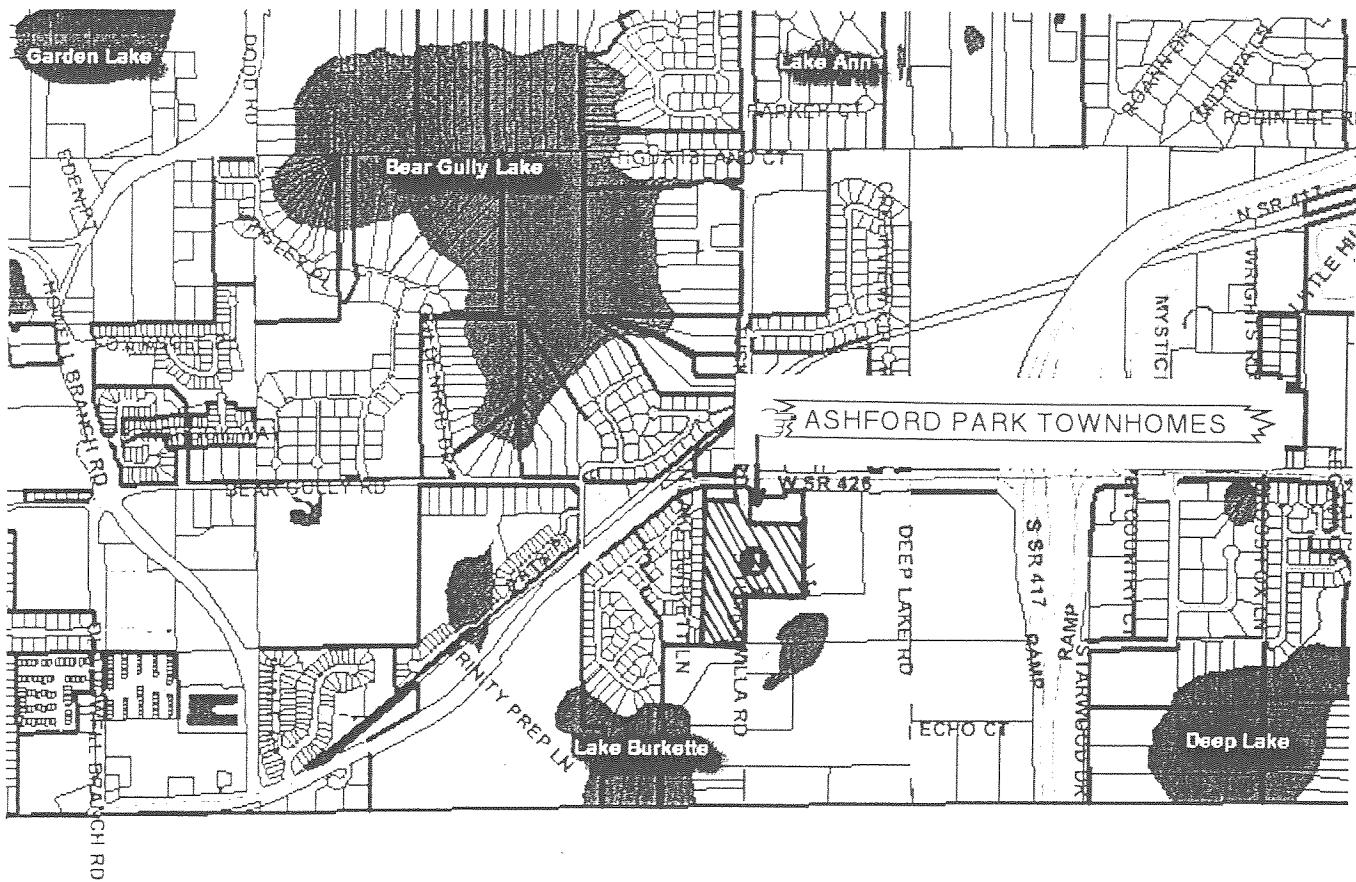
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	23.00	13.09	292°26'36"	0.70	N 74°17'29" E
C2	24.00	13.09	292°26'36"	0.70	N 74°14'54" E
C3	24.00	13.09	292°26'36"	0.70	N 74°14'54" E
C4	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C5	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C6	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C7	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C8	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C9	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C10	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C11	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C12	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C13	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C14	33.00	13.09	292°26'36"	0.70	N 74°14'54" E
C15	100.00	76.84	237°01'14"	0.00	N 23°10'17" E
C16	100.00	76.84	237°01'14"	0.00	N 23°10'17" E
C17	100.00	76.84	237°01'14"	0.00	N 23°10'17" E
C18	100.00	76.84	237°01'14"	0.00	N 23°10'17" E
C19	100.00	76.84	237°01'14"	0.00	N 23°10'17" E
C20	100.00	76.84	237°01'14"	0.00	N 23°10'17" E
C21	100.00	76.84	237°01'14"	0.00	N 23°10'17" E
C22	100.00	76.84	237°01'14"	0.00	N 23°10'17" E
C23	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C24	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C25	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C26	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C27	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C28	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C29	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C30	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C31	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C32	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C33	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C34	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C35	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C36	41.50	190.87	283°21'27"	46.48	S 47°33'02" E
C37	41.50	190.87	283°21'27"	46.48	S 47°33'02" E

Tinklepaugh

SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Tele. No. (407) 422-0967 Fax No. (407) 422-6916
LICENSED BUSINESS No. 3778



LOCATION MAP